

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0876	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Part two storey side extension, plus single storey rear and porch extensions.		
Site:	7 Heritage Lane, Burgess Hill, West Sussex, RH15 0XG, , , ,		
Validation Date	31 Mar 2025	Overall Expiry Date:	24 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 May 2025
Target Date:	26 May 2025	Recommending Officer Signature:	<i>Peter Davies</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	23 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0876

**7 Heritage Lane, Burgess Hill, West Sussex, RH15 0XG, , ,
Part two storey side extension, plus single storey rear and porch extensions.
Mr Matthew Irish**

REPRESENTATION RECEIVED

None received.

TOWN COUNCIL OBSERVATIONS

Recommend Approval. The Committee expressed concerns about the loss of a parking space on the property.

The Committee asked if the Planning Officer could check the situation with drainage as this is former clay pit land.

INTRODUCTION

The application seeks planning permission for a part two storey side extension, single storey rear extension and front porch extension.

RELEVANT PLANNING HISTORY

09/03697/OUT - The remodelling and stabilisation of the site to support the development of land to provide a sustainable new community comprising 475 dwellings with associated infrastructure, including new vehicular access onto Kings Way, Wyvern Way and Curf Way, and community leisure facilities.

Permission

14/02830/REM - Reserved matters application for the approval of appearance, landscaping, layout, and scale for phase 1 of development approved in outline on application 09/03697/OUT. Phase 1 consists of the construction of 125 new homes, comprising of 2, 3, 4, and 5 bed housing including associated parking, highways, landscaping and boundary treatment. Revised plans received 05/05/2015.

Permission

DM/17/3440 - Proposed out-building to rear garden. Permission

DM/24/2345 - Air Source Heat Pump. Permission

SITE AND SURROUNDINGS

The application property is a detached two-storey dwelling located on the northwest side of Heritage Lane, within the built-up area boundary of Burgess Hill.

The application property has a pitched roof and is constructed from brick with plain roof tiles and white uPVC fenestration. The dwelling is set close to the highway with a carport and off-street parking to the side. The locality is characterised by mostly detached dwellings of a similar scale, form and design on a new build development.

APPLICATION DETAILS

The application seeks planning permission for a part two storey side extension, single storey rear extension and front porch.

The two-storey side extension will be located on the north side and extend beyond the side elevation of the dwelling by 3.20 metres with the ground floor taking up part of the carport, set back 3.65 metres from

the principal elevation to allow a parking space to be retained. The first floor is set back approximately 1.0 metres from the principal elevation extending above the car port. The extension will have an eaves height of 5.0 metres and an overall height of 7.50 metres, 0.60 metres lower than the ridge height of the main dwelling. The two-storey extension will have a depth of 5.30 metres.

The single storey extension will extend off the back of the existing dwelling and the two-storey side extension by 5.90 metres and have a width of 6.50 metres narrowing to 3.90 metres. The rear extension will have a sloping roof downward to the northeast. The extension will have eaves heights of 2.35 metres on the low side and 3.60 metres on the high side. The overall height will be approximately 3.70 metres. The roof will have a rooflight protruding 0.15 metres.

The front porch will have a width and depth of approximately 1.95 metres and 1.10 metres. The porch will have a pitched roof with an eaves height of 2.50 metres and an overall height of 3.30 metres.

All materials will be similar in appearance to the existing dwelling.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and Burgess Hill Neighbourhood Plan

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP21 - Transport

DP26 - Character and Design

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Burgess Hill Neighbourhood Plan (made January 2016)

Relevant policies:

Policy S4 - Parking Standards for new developments

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1

hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant Policies:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

Ministerial Statement and Design Guide

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on neighbouring properties
- Impact on parking provision
- Other Matters
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*

- *positively addresses sustainability considerations in the layout and the building design;*
 - *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development.'*

Principle DG49 of the Mid Sussex Design Guide states: *'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.'*

Principle DG50 relates to front and side extensions and states: *'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'*

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

Side extensions

Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'

Principle DG51 relates to rear extensions and states: *'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'*

The proposed two storey side extension would replace the structure of the existing carport. Whilst the proposed extension would increase the existing dwellings overall size, scale and bulk, the extension would be subservient and of a design and form that is acceptable to the dwelling and the character of the area. The proposed rear extension is large in scale, however is single storey and will not be visible from the street scene and replacing an existing shed located within the curtilage. The extension is of an acceptable scale and design.

The proposed use of matching materials to the existing dwelling is considered to further help the proposal to assimilate and embed into the existing.

The porch is a modest size porch that is considered to be of a design, form and scale which would be proportionate and appropriate to the existing dwelling and the character of the area.

The proposal is therefore considered to comply with Policy DP26 of the District Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on neighbouring properties

DP26 of the Mid Sussex District Plan seeks to ensure that development *'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);'*

The proposed side extension will only have windows on the front and rear elevations and will therefore not create significant harm to the amenities of the neighbouring properties in terms of overlooking. Additionally, the shared boundary with no. 9 Heritage Lane is marked by close board fencing with no. 9 having multiple outbuildings up to the shared boundary.

The side extension adjoins onto the carport of no. 9 and the gable end of the dwelling and will therefore not cause significant harm in terms of loss of light or being overbearing to the neighbouring property. The rear extension has a sloped roof with the shared boundary side at a modest height to avoid causing significant harm.

The proposed works are away from the shared boundary with no. 5 and will not create significant harm to the neighbour amenities.

The proposed porch will face into the highway and will not create additional harm to neighbour amenities.

The proposal is therefore, considered to comply with the above-mentioned part of Policy DP26 of the Mid Sussex District Plan.

Impact on parking provision

Policy DP21 in part states:

'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'

West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 4+ bedroom dwelling in Parking Behaviour Zone 4 is 2.2 off-street parking spaces and Policy S4 and appendix D of the Burgess Hill Neighbourhood Plan requires two designated parking spaces. The dwelling currently has 2 off street parking spaces.

The proposed works would result in the loss of 1 of the existing parking spaces. The application property is situated in a sustainable location in walking distance to bus stops. Given this context, together with the additional availability of on street unrestricted parking, it is not considered that the application can be refused on parking grounds.

Other Matters

The Town Councils comments are noted. However, the site is not located within a flood zone or in an area at risk of surface water flooding. The proposal would need to comply with Building Regulation standards in relation to drainage.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, would not cause significant harm the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP21 and DP26, policy S4 of the Burgess Hill Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies